किए जाते हैं। तथापि, स्लमों में रहने वालो के जीवनस्तर में सुधार करने के लिए स्लमों का पर्यावरणीय सुधार (ईआईयूएस) नामक एक केन्द्र प्रवर्तित योजना पांचवी पंचवर्षीय योजना के दौरान शुरू की गई थी जो बाद में 1974 में राज्य को अंतरित कर दी गई और तब से यह योजना राज्य सरकारों द्वारा न्यूनतम आवश्यकता कार्यक्रम के तहत कार्यन्वित की जा रही हैं। भारत सरकार ने राज्यों/संघ शासित प्रदेशों को शहरी स्लमों के विकास के लिए आतिरिक्त केन्द्रीय सहायता उपलब्ध कराने के लिए 1996 में राष्ट्रीय स्लम विकास कार्यक्रम (एन एस डी पी) आरंभ किया। 1996-97 के दौरान राज्यों/संघ शासित प्रदेशों को 250 करोड़ रू. नियत तथा वितरित किए गए। वर्ष 1997-98 में 330 करोड़ रू. के नियतन की तुलना में 290 करोड़ रू. प्रदान किए गए। वर्ष 1998-99 के लिए योजना आयोग ने राष्ट्रीय स्लम विकास कार्यक्रम के तहत 350 करोड़ रू. नियत किए हैं। जिसमें से दिसंबर, 1998 तक 250.73 करोड़ रू. प्रदान किए गए हैं।

Six-Point Guideling on housing for the poor

2154 SHRI SURESH KALMADI: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) whether it is a fact that Government have issued 6-point guidelines to the States and Union Territories on housing for the poor; and

(b) if so, what are the details thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI BAN-DARU DATTATREYA): (a) and (b) Yes, Sir. The Government have issued guidelines to the State Governments and Union Territories to protect the interests of people belonging to EWS and LIG categories after repeal of the Urban Land (Ceiling & Regulation) Act, 1976. A copy of the guidelines is enclosed as statement below.

Statement

Guidelines for achieving social objective after repeal of Urban Land (Ceiling and Regulation) Act, 1976

Urban Land (Ceiling & Regulation) Act, 1976 has been repealed by promulgation of an Ordinance. The Bill for the repeal of the Act was referred to the Standing Committee of the Parliament. While recommending the repeal of the Act, the Committee noted that the people belonging to the EWS/LJG categories should not be left at the mercy of the market forces for the supply of shelter for them and therefore, recommended that Central Government, after the repeal of the Act, must impress upon State Governments the need to take necessary steps to protect the interests of the people belonging to EWS/LIG categories. While promulgating the above said Ordinance, the Cabinet in its decision directed this Ministry to formulate suitable guidelines to achieve the above mentioned objective. This Ministry, after careful examination. recommends the following guidelines. These guidelines will be applicable for the land released as a consequence of repeal of ULC Act.

VACANT LAND TAX: Land Values in many cities have gone up phenomenally but the municipalities are not able to tap even a small fraction of the increment in land values. After the repeal of the Urban Land (Ceiling & Regulation) Act, 1976 there will be surplus land available in the muncipalities. To ensure that this surplus land due to repeal of ULC Act is not used for speculative purposes, it is recommended that Vacant Land Tax on such land be imposed in such a manner that it becomes detrimental for land owners to keep land vacant. This Tax could be progressive. There may not be any Tax for the first year because the land owner in the first year may make up this mind whether he wants to go for housing construction or not and hereafter for every year if the land is kept vacant. Vacant Land Tax could be progressiveely

higher. To determine the Vacant Land Tax could be progressively higher. Tax base, declared land value data availabel with the Registration Departments for the purpose of Stamp Duty, may be gathered/used. If land values are not notified by the Registration Department in any city, the Government may notify Zonal values for the purpose of land value from time to time. It is also suggested that Vacant Land Tax so collected may be earmarked exclusively for EWS/ LIG housing or infrastructure facilities such as water supply, sanitation, roads etc which may help the housing sector.

Builders may be asked to subsidise the EWSLIG housing through incentives in the form of increased FAR/FSI for their projects within the cities. The State Government, as an additional incentive, may permit mixed land use for projects where in EWS-LIG housing is a part. The Mixed Land Use should promote employment generation for the poor. It should be environmentally compatible.

Building Bye-laws may be suitably amended so that a developer may contribute a fixed percentage of the gross area for construction of EWS/LJG houses. If the developer so likes, in lieu of the same, a fixed percentage of the market value of the land could also be collected and kept in a specially constituted Fund set up by the Government. This Fund may be used for EWS/LIG housing.

In case the land use plan for the land released after the repeal of Urban Land (Ceiling & Regulation) Act, 1976 has not been indicated by local plan or such, land is for a use other than housing activity, then, subject to assessment of State Governments/Local authorities and subject to availability of infrastructure facility and environmental clearance the case may be considered for change in the land use for housing purposes to enable increase in the housing stock.

It logically follows the provision of specially constituted fund and therefore housing tor EWS/LIG would be an essential requirement for modified land use.

Land in the city centres will be expensive. Therefore the States should build up a Land Bank:

(a) by earmarking government land already available; and

(b) by acquiring land which may not be very expensive at present.

The Land Bank may be used to allot land at cost price to builders or any other agencies such as State Housing Boards, State Development Authorities, Cooperative Societies and such NGOs which the State Governments feel will help in achieving the social objective of building houses for economically weaker sections and low income groups.

The colonising scheme for mixed housing and construction of EWS/LIG housing has been sucessfully experimented in some of the State/cities. State Government may consider permitting the commercial use and in lieu of that, colonisers may construct EWS/LIG houses. Successful models such as those in Harayana and Maharashtra etc., may be taken into consideration while making such schemes.

These guidelines are recommendatory in nature and it would be the prerogative of the State Governments to make suitable amendments and additions as per their requirements. The ultimate objective would be social equality.

Revision of Pay-Scales of PTS KBOs

2155. SHRI CO. POULOSE: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) wherther Government have re ceived any representation for upward re vision of pay-scales of PTS Key Board Operators of Governemnt of India Presses:

(b) if so, the details thereof and the action taken by Government thereon; and

(c) by when the case of revision of pay-scales of PTS KBOs is likely to be tinalised?